

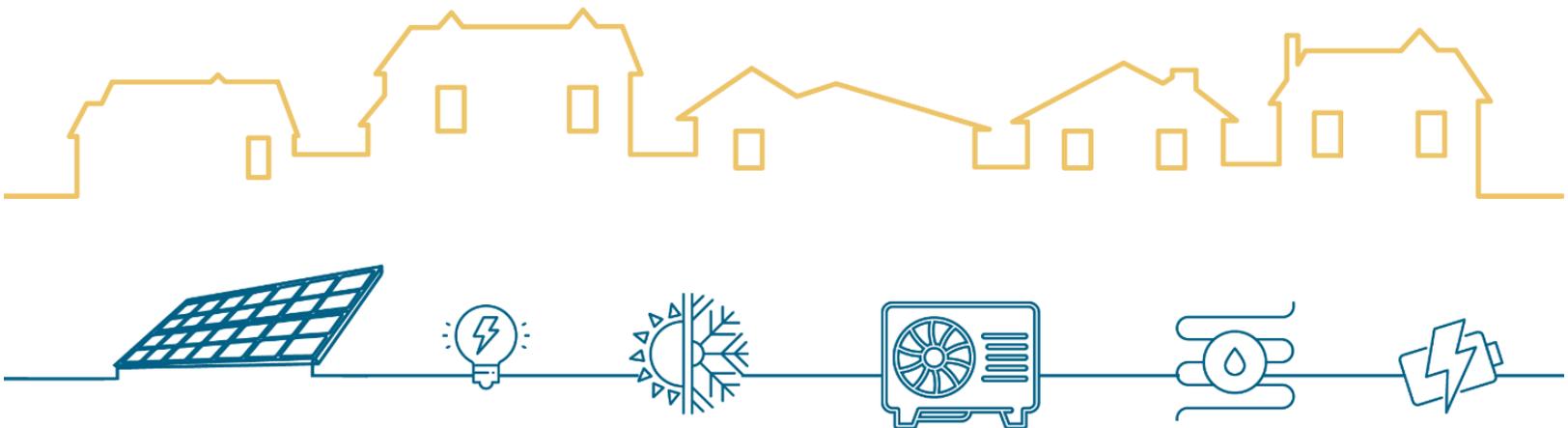


In Compliance With Public Act
21-48(d) and C.G.S. § 11-4a

Office of Affordable Housing
Energy Retrofit (AHER)

Annual Report

2025



2025 Annual Report

Department of Energy and Environmental Protection (DEEP),
Office of Affordable Housing Energy Retrofits (AHER)
Report
in Compliance with Public Act 21-48(d) and C.G.S. § 11-4a

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EXECUTIVE SUMMARY

At the direction of Governor Lamont and with support from the General Assembly, the Connecticut Department of Energy and Environmental Protection (DEEP), through the Bureau of Energy and Technology Policy's (BETP) Office of Affordable Housing Energy Retrofits (AHER), has developed policies and programs to support affordable housing energy retrofits across the state. In compliance with Connecticut Public Act 21-48, this report provides information on the two American Rescue Plan Act (ARPA) (Pub. L. 177-2) - funded affordable housing programs allocated to DEEP and also seeks to increase awareness of DEEP AHER's broader affordable housing initiatives.

Energy improvements in affordable housing reduce utility costs, improve indoor air quality, and enhance resilience during power outages. These benefits support both residents and property owners while contributing to the state's energy affordability and public health goals.

The Residential Energy Preparation Services (REPS) program, created under Public Acts 21-2 and 21-48, launched in 2023 with \$7 million in ARPA funding and additional Low Income Home Energy Assistance Program (LIHEAP) support. REPS addresses health and safety barriers that prevent weatherization and has served 391 units across 110 towns. As of November 2025, remediation efforts enabled 124 households to complete weatherization and achieve measurable reductions in energy use, utility costs, and harmful emissions. The remaining units are either progressing through weatherization or are pending final reconciliation and will be reported in the next annual reporting cycle. With ARPA funds fully expended, DEEP is completing remaining work using \$1.5 million from the Regional Greenhouse Gas Initiative (RGGI).

In 2022, AHER allocated \$7 million of its ARPA funding alongside \$3.7 million in RGGI funding to the Conservation and Load Management programs to expand energy retrofits in affordable multifamily housing in response to an increase in interest and demand within the program. This funding has been fully expended and more than 900 income-eligible units received weatherization or HVAC upgrades through this coordinated effort.

To better understand multifamily sector needs, DEEP held three Affordable Multifamily Roundtable sessions in June 2025 with more than 120 participants. Stakeholders identified major barriers to decarbonization, including high upfront costs, misaligned funding timelines, program complexity, and workforce shortages. In response, DEEP convened a working group with the Department of Housing, the Connecticut Housing Finance Authority, and the Connecticut Green Bank to improve program coordination and expand awareness of available state energy programs. This group continues to meet monthly.

DEEP is also developing the Housing Environmental Improvement Revolving Loan Fund, supported by an \$18 million allocation from the State Bond Commission. Of this initial allocation, \$6 million will extend REPS-style remediation to address weatherization barriers in low-income single-family homes and \$12 million will provide loans for energy upgrades in existing multifamily affordable housing. The \$6 million investment in barrier remediation is expected to serve approximately 350 homes, based on historical data. The remaining funds are allocated to the multifamily affordable housing, which require larger per project investments and longer

development timelines. This initial allocation is intended to pilot program design, delivery capacity, and participation, with successful outcomes informing future funding requests. DEEP is designing the program with the goal of launching both the grant and loan components by the end of 2026.

Together with federal programs such as the Weatherization Assistance Program (WAP) and the forthcoming home energy rebate programs, the Home Energy Rebate Program (HER) and the Home Electrification and Appliance Rebate (HEAR), these investments strengthen Connecticut's ability to deliver safe, efficient, and affordable homes while advancing the state's energy affordability goals.

Figure 1: REPS Program Reported Cost Savings



INTRODUCTION

The Connecticut Department of Energy and Environmental Protection's (DEEP's) Office of Affordable Housing Energy Retrofits (AHER or the Office) was established to provide a policy development and program management team dedicated to addressing energy affordability and equity in residents' homes. AHER was originally focused on implementing two programs proposed by Governor Lamont and authorized by the legislature with \$7 million of ARPA funding each in the 2021 budget (Public Act 21-2): a weatherization barrier remediation program and an affordable housing energy retrofit program, reflecting the priorities of Connecticut Public Act 21-48¹.

DEEP is directed in PA 21-48 to submit an annual report² to the General Assembly that details the standards of the affordable housing retrofit program developed in accordance with its guidelines and provide "an analysis of the scope of residences able to be served by the grant program and proposed goals for the annual percentage of affordable housing units that can be served by the program." This report meets this statutory reporting requirement while also providing a broad update on DEEP's efforts to advance energy retrofits in affordable housing through the newly established DEEP Office of Affordable Housing Energy Retrofits. The information is provided to support increased awareness of the initiatives and programs delivered by DEEP through this Office.

Since the passage of PA 21-48, DEEP's responsibilities have expanded substantially. The federal Bipartisan Infrastructure Law (BIL), now known as the Infrastructure Investment and Jobs Act, provided \$46 million to Connecticut's Weatherization Assistance Program (WAP), which is already managed by DEEP. Similarly, the federal Inflation Reduction Act (IRA) introduced new opportunities through the Home Energy Rebate Program (HER) and the Home Electrification and Appliance Rebate (HEAR) programs, allowing DEEP to access additional federal funding to improve energy efficiency for low-income households.

To streamline stakeholder access to a wide range of available incentives and enhance usability, DEEP is also developing an online incentive tool. This customer-focused, one-stop platform will consolidate information on financial incentives offered by state, federal, and municipal programs

¹ P.A. 21-48 Section 1. "(a) Not later than September 1, 2021, the Department of Energy and Environmental Protection shall, using available federal or other funds, establish an energy efficiency retrofit grant program. Such program shall award grants to fund the installation of energy efficient upgrades to (1) affordable Housing, as defined in section 8-39a of the general statutes, including, but not limited to, property of a housing authority, as defined in section 8-39 of the general statutes, or (2) other dwelling units owned by a landlord, as defined in section 47a-1 of the general statutes, at the discretion of the commissioner. Such upgrades shall include energy efficiency and weatherization measures and may include, but need not be limited to, the installation of rooftop solar photovoltaic panels, energy storage systems located on the customer's premises, electric vehicle charging infrastructure, heat pumps and balanced ventilation, and the mitigation of health and safety hazards including, but not limited to, gas leaks, mold, vermiculite and asbestos, lead and radon, to the extent such hazards impede the installation of energy efficiency and weatherization measures."

² 2023 DEEP Annual Report can be found on the following link: <https://portal.ct.gov/-/media/deep/energy/aher/aher-2024-legislative-report.pdf?rev=504f9351e3834031a4f1a3dd7c49e60e&hash=945E0A0C5564AB77E069F1C04FD5CB3D>

to support clean and affordable energy, internet connectivity, and sustainability-related physical asset improvements in Connecticut buildings. The tool is expected to be available in early 2027.

Additionally, pursuant to Public Act 23-205 and modified pursuant to Public Act 24-143, DEEP is developing the Housing Environmental Improvement Revolving Loan Fund, which aims to support energy upgrades in multifamily properties, focusing on low-income residents. The program, supported by an \$18 million authorization from the State Bond Commission in December 2025, is expected to launch in 2026.

To address the overlap between these initiatives and the requirements of PA 21-48, DEEP is working to align funding streams and streamline implementation by leveraging existing programs. Previous annual reports can be found on DEEP's website: <https://portal.ct.gov/deep/energy/office-of-affordable-housing-energy-retrofits>.

RECENT ACHIEVEMENTS

Residential Energy Preparation Services (REPS) Program

Public Act 21-48 required that DEEP create an energy retrofit program that may include but need not be limited to the mitigation of health and safety hazards to the extent such hazards impede the installation of energy efficiency upgrades and weatherization measures, with funds allocated in Public Act 21-2. Recognizing that many Connecticut homes could not participate in weatherization services without first having certain health and safety concerns remediated, over the course of 2022, DEEP worked to develop program rules and competitively procure a program operator to address weatherization barrier remediation, as contemplated in the Public Act and authorized in the 2021 budget.

The Residential Energy Preparation Services (REPS) program was created and officially launched in April 2023. REPS serves low-income customers in 1- to 4-unit homes who have been deferred from one of Connecticut's two existing weatherization programs because of health and safety barriers, the utility-funded Home Energy Solutions, the HES-IE program, or the U.S. Department of Energy-funded Weatherization Assistance Program (WAP). REPS functions by remediating these homes' health and safety barriers and then referring customers back to the respective weatherization program to complete the recommended energy efficiency measures. REPS has been highly successful in making homes healthier, safer, and more resilient, while also reducing energy use and lowering household energy bills. The program's funding has now been fully expended and is in the process of being closed out.

Program Structure

Customers are eligible for REPS directly through participation in either [HES-IE](#) or [WAP](#). As such, a customer becomes eligible for REPS once they have applied for and have been accepted into one of these programs. Initially, a weatherization audit is performed, and if a weatherization barrier covered by the REPS program is found, the customer is referred to the REPS program. Once referred, the REPS program operator performs a project assessment to verify project and household eligibility for REPS.

The basic eligibility for REPS aligns with those requirements for WAP and HES-IE: a family's combined gross annual income must be below 60% of the State Median Income (SMI). In a rental property, eligibility is based on the income of the tenant's household, but landlords must agree to specific tenant protections, such as not increasing rent due to home remediation improvements for the property to qualify.

DEEP decided to structure the program this way to maximize the use of existing programs and the pipeline of referrals. Additionally, structuring REPS as an extension of WAP and HES-IE allows the program to take advantage of existing processes, reduce inefficiencies, and utilize ongoing partnerships and relationships with WAP and HES-IE program operators.

Program Funding

DEEP launched REPS using \$7 million in American Rescue Plan Act (ARPA) funds.

To provide supplemental funding to meet program demand, DEEP partnered with the Department of Social Services (DSS) and secured additional funding from the federal Low-Income Home Energy Assistance Program (LIHEAP). Through this partnership, REPS received the following LIHEAP funding allocations:

- \$1.1 million in FY 2022–2023
- \$224,000 in FY 2023–2024
- \$500,000 in FY 2024–2025

These LIHEAP investments supported the remediation of weatherization barriers that would otherwise prevent homes from receiving energy efficiency upgrades, enabling low-income households to benefit from improvements that reduce their energy use and lower their utility bills both immediately and over the long term.

Program Development and Implementation

DEEP initiated planning for a statewide weatherization barrier-removal program in mid-2021. Following a competitive procurement, DEEP selected the International Center for Appropriate and Sustainable Technology (ICAST) as the program operator in February 2022, based on its experience delivering similar services in other states.

The program entered a pilot phase in late 2022 and early 2023. After successfully completing initial projects, DEEP launched the full REPS program for 1- to 4-unit homes in April 2023. During its operations, the program delivered meaningful benefits to participating homes and demonstrated strong impact and demand across the state. The program operated until all allocated funding was expended. During the course of the program, issues were identified with ICAST operations in Connecticut as well as other states, including some affecting customers and subcontractors. Consequently, DEEP terminated its contract with ICAST. Subsequently, in November 2025, ICAST filed for bankruptcy.

Program Closeout and Ongoing Support

Over the past several months, DEEP has been actively coordinating with all REPS stakeholders to ensure a smooth transition and continued support for participating households. DEEP's work has included:

- **Subcontractor Coordination:** Working to identify and, where possible, resolve outstanding payments, including by collecting necessary documentation and issuing payments directly to subcontractors where permissible under program and contractual rules.
- **Customer Support:** Contacting REPS pipeline customers to provide updates, share project documents, address concerns, and coordinate handoffs to HES-IE and WAP.

- **Program Coordination:** Collaborating with HES-IE and WAP implementers to prioritize remediated homes for weatherization and complete remediation where possible under program guidelines.
- **Waitlist Management:** Compiling a waitlist of customers in the REPS pipeline, connecting households with alternative programs, and distributing a comprehensive resource sheet of statewide remediation services. Customers on the waitlist will be served using newly allocated funds, as capacity allows, as stated below.

These coordinated efforts have helped maintain continuity for customers, stabilize program operations during the transition, and prepare remaining homes for completion under the REPS closeout plan.

Remaining Work and Path to Program Completion

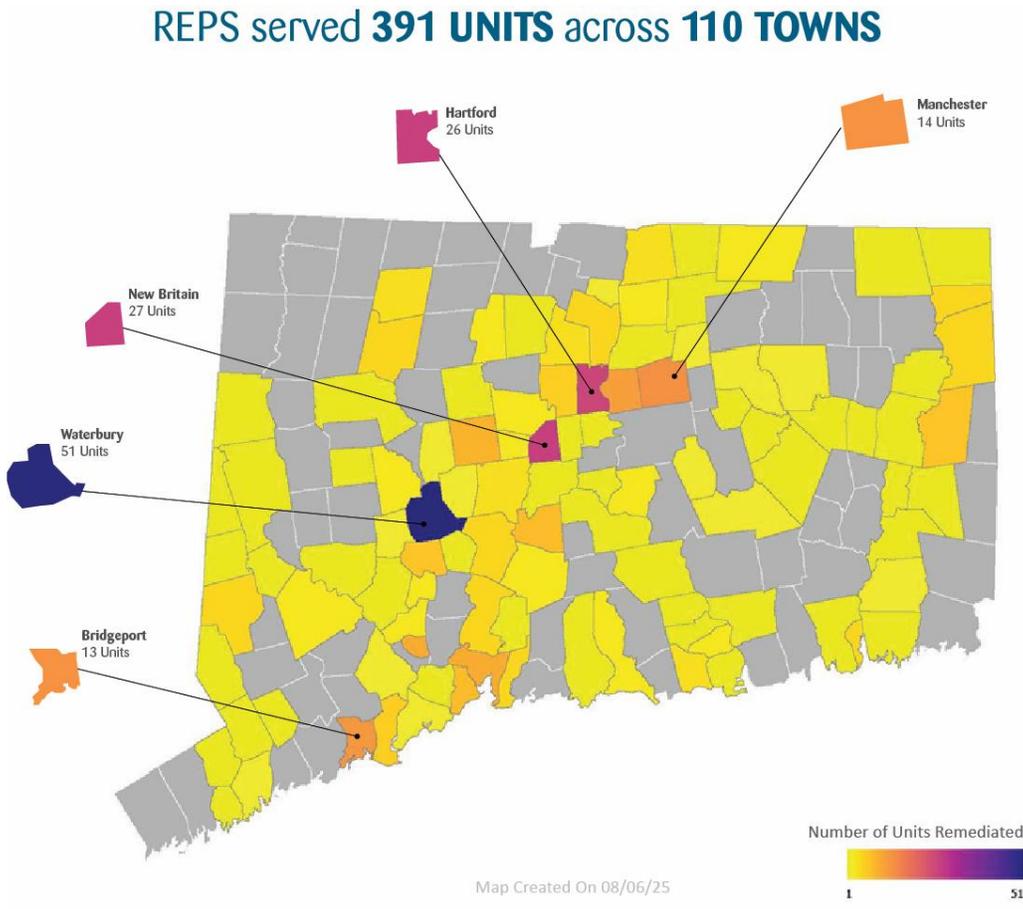
DEEP has allocated \$1.5 million in RGGI funds to support homes with incomplete remediation and those that are still in the REPS pipeline. Approximately 70 such homes have been identified. Upon completion of the necessary remediation, these households will be able to return to their originating weatherization programs, HES-IE or WAP, to receive the energy-efficiency measures for which they were originally approved. Finalizing remediation for these remaining homes will conclude all outstanding REPS activities and position DEEP to relaunch the program using new funding resources (see the *Developing an Affordable Multifamily Energy Retrofit Revolving Loan and Grant Fund* section below).

Program Achievements

The REPS program was very successful in making homes healthier, safer, and more resilient while saving energy and reducing household energy bills.

REPS has served 391 units across 110 towns. The top five towns served in REPS were Waterbury, New Britain, Hartford, Manchester, and Bridgeport.

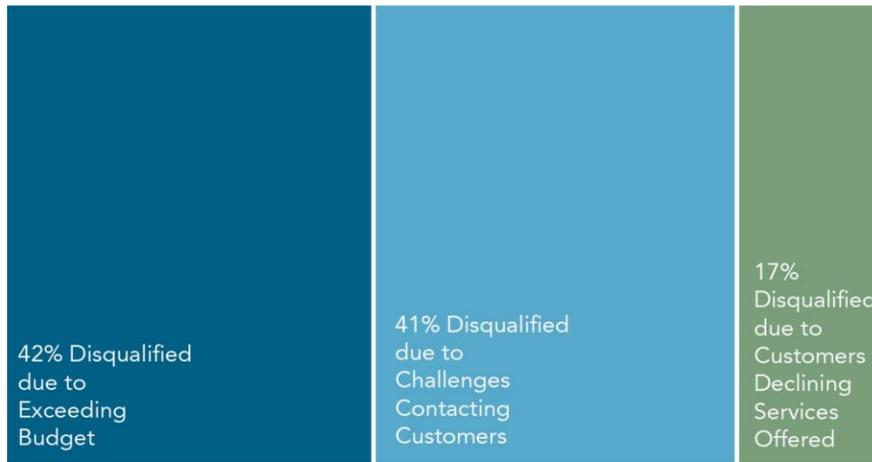
Figure 2: Units Remediated Through the REPS Program Across the State



REPS moved forward with remediation on approximately 50% of the referrals it received, and the remaining 50% of referrals were disqualified. These units were disqualified for various reasons, such as:

- **Exceeding budget:** In several cases, project scopes surpassed the maximum allowable cost per unit or included scopes not covered by the program guidelines. These often involved extensive home repairs and mold-related issues that required costly roof replacements.
- **Inability to contact customers:** Services could not be scheduled due to challenges in reaching the customers.
- **Customer refusal:** Some customers declined the services offered.

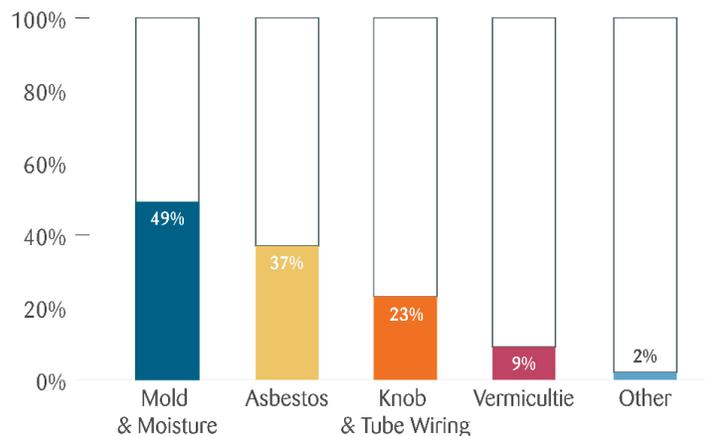
Figure 3: REPS Program Disqualification Breakdown



The average cost to perform remediation on a REPS unit was approximately \$17,000 and the most common barrier found in REPS was mold and moisture. The other barriers found in referred units are asbestos, knob and tube wiring, and vermiculite. The chart below displays the percentage of completed units associated with each type of barrier. Note that some units may have multiple barriers, causing the total percentage to exceed 100%.

- Mold and moisture: 49%
- Asbestos: 37%
- Knob and tube wiring: 23%
- Vermiculite: 9%
- Other: 2%³

Figure 4: REPS Program - Barriers Remediated



³ Lead was not identified as a significant barrier within REPS, as the scope of work does not typically involve activities such as door and window replacement, that would trigger lead related concerns. Lead hazards are addressed through a separate state funded Healthy Homes Program.

Following remediation through REPS, 124 units across 65 towns successfully completed weatherization. The top four towns with units served in REPS and subsequently weatherized were Waterbury, Ansonia, Manchester, and New Britain. The remaining units are either progressing through weatherization or are pending final reconciliation and will be reported in the next annual reporting cycle.

Figure 5: Primary heating type in REPS weatherized units

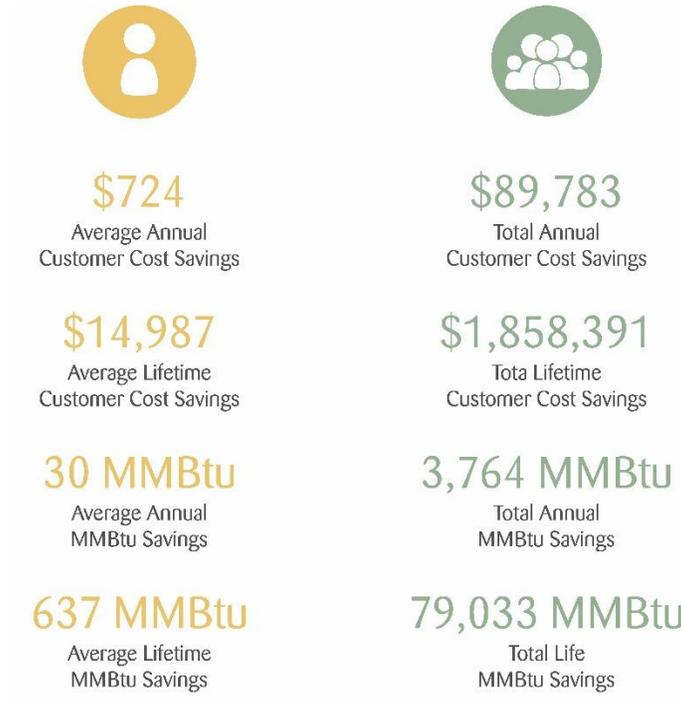


Based on the data from the 124 units that completed weatherization after receiving remediation services through REPS, these units have achieved the following net savings:

- Average customer annual cost savings: \$724.06
- Average customer lifetime cost savings: \$14,987.03
- Average project annual energy savings: 30.36 MMBtus
- Average project lifetime energy savings: 637.379 MMBtus
- Average project lifetime greenhouse gas (GHG) emissions reduction: 65.51 metric tons of CO₂e*
- Total annual energy savings: 3,764.08 MMBtus
- Total lifetime energy savings: 79,033.52 MMBtus
- Total lifetime GHG emissions reduction: 7,533.90 metric tons of CO₂e*
- Total annual customer cost savings: \$89,782.96
- Total lifetime customer cost savings: \$1,858,391.76

*Note: GHG emissions reduction figures reflect only units that received weatherization through the HES-IE program.

Figure 6: REPS Program Reported Savings



In addition to these quantitative outcomes, the program received positive feedback from participating customers, as reflected in the anonymized testimonials below.

"Thank you so much, feels so much better and cleaner. I could breath, thank you. You guys do great work for people."

CLIENT TESTIMONY

"Thank you so much for your help with assisting me the whole project. I am so grateful and thankful."

CLIENT TESTIMONY

“Thank you so very much. I called and had a date set up for the Weatherization to complete the installation. I couldn’t have done it without this service, so I’m grateful for the assistance, thank you once again.”

CLIENT TESTIMONY

For the latest information on REPS visit <https://portal.ct.gov/DEEP/Energy/Conservation-and-Load-Management/Weatherization-Barrier-Mitigation> or join a public Energy Efficiency Board [Residential Committee](#) meeting – DEEP provides at least quarterly updates and takes public questions on REPS during these meetings.

Increasing Energy Retrofits in Affordable Housing Through C&LM Programs

In 2022, \$7 million of the American Rescue Plan Act (ARPA) (Pub. L. 177-2) funding was allocated to DEEP for efficient energy retrofits in affordable housing. Public Act 21-48 provides further authority for these initiatives. DEEP explored the most efficient and impactful ways to deploy this funding and determined that coordination with existing efficiency programs offered the best opportunity to expand customer access, consistent with Public Act 21-48. On December 19, 2023, Governor Lamont announced that all \$7 million in ARPA plus an additional \$3.7 in RGGI funds would be utilized in coordination with the C&LM programs to leverage the success reflected by the increasing demand for those programs and optimize deployment of state and federal funds.

As of September 30, 2025, all ARPA and RGGI dollars have been fully expended. These funds successfully served over 900 income-eligible multifamily housing customers with weatherization services and, in some cases, HVAC upgrades.

The C&LM programs continue to represent a critical component of energy retrofits and energy affordability. The Programs lower customer utility bills, alleviating household energy burden and reducing energy waste through weatherization improvements and energy equipment upgrades. The average residential customer who participates in the C&LM residential weatherization programs receives \$1,129 of value in services and achieves lifetime average savings of \$2,068 on their home energy bills. In 2024, the programs completed over 29,000 weatherization projects in residential homes, which included multifamily residences.

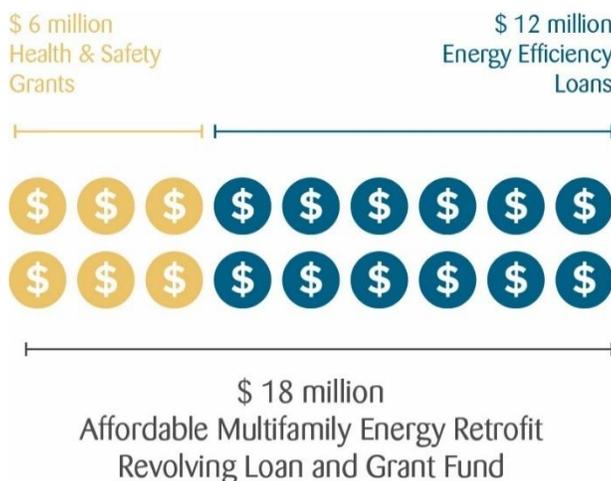
In September of 2025, DEEP approved the 2025-2027 C&LM Plan. This plan will deliver \$2.35 billion in lifetime benefits to Connecticut residents, municipalities, and businesses through a \$705 million investment—a return of \$3.30 for every dollar invested.

DEEP’s Office of Buildings and Transportation Decarbonization (OBTD), which oversees the C&LM programs, and DEEP’s AHER office will continue to collaborate to ensure that equitable access and energy affordability for residents in multifamily housing remain a priority across funding sources.

Developing an Affordable Multifamily Energy Retrofit Revolving Loan and Grant Fund

In 2023, under Public Act 23-205 and amended by Public Act 24-143, the Connecticut Legislature authorized up to \$125 million in bond funds to create a Housing Environmental Improvement Revolving Loan and Grant Fund, with up to \$20 million designated for grants. DEEP was tasked with establishing this fund to support retrofitting projects for both single and multifamily residences. These projects will focus on improving energy efficiency, addressing health and safety concerns that hinder retrofitting, and providing services to help residents and building owners access and implement these programs. The fund will serve properties benefiting low-income residents or prospective residents.

Figure 7: RLF Budget Distribution



Following research on available financing options for energy improvements in multifamily buildings, DEEP issued a [notice for written comments](#) on January 9, 2024. Responses received by January 31, 2024, highlighted significant barriers, including high predevelopment costs for inspections and energy efficiency planning, which can delay or halt projects. Additionally, decarbonization efforts face challenges such as high upfront and lifecycle costs, along with financing issues for developers with poor credit or those operating on a smaller scale.

On December 18, 2025, the [State Bond Commission approved](#) an allocation of \$18 million in bond funding for this program. When the program begins, \$12 million from this \$18 million allocation will be used to provide loans for developers to install energy upgrades and retrofits in existing multifamily affordable housing, including but not limited to more efficient heating and cooling equipment and building envelope upgrades. The remaining \$6 million will build on the success of REPS to continue removing weatherization health and safety barriers in low-income single and

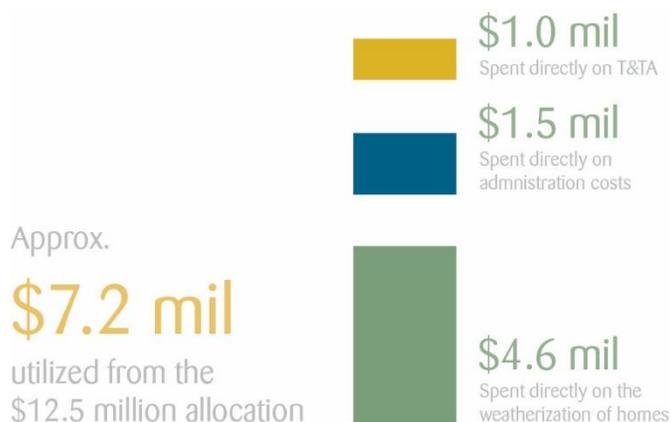
multifamily homes (1-4 units). The next steps in the establishment of the Housing Environmental Improvement Revolving Loan and Grant Fund will include a public process regarding program design and implementation. DEEP hopes to solidify an implementation plan by early to mid-2026, with the goal of initial program launch for both the grants and loans by end of 2026 or first quarter of 2027.

Weatherization Assistance Program (WAP) – Single Family and Multifamily Programs

The U.S. Department of Energy’s (DOE) Weatherization Assistance Program (WAP)’s primary purpose is to increase the energy efficiency of homes owned or occupied by low-income persons, reduce total residential energy expenditures, and improve their health and safety. Funds are targeted towards households containing vulnerable persons such as the elderly, disabled persons, and children, also called priority groups. In Connecticut, two WAP programs are administered by DEEP’s AHER office, using competitively procured nonprofits to operate as boots-on-the-ground service providers. Each employs certified energy auditors, quality-control inspectors, and administrative staff necessary to run the program effectively. A network of local subcontractors carries out the weatherization work in the served homes.

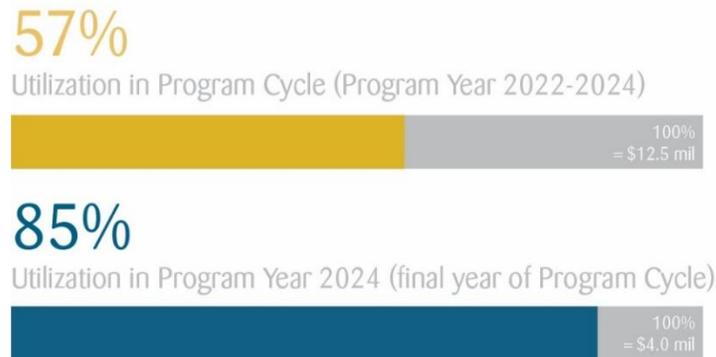
Connecticut currently operates two WAP offerings: the Single-Family WAP, which serves 1–4 unit dwellings using DOE formula funds, and the Multifamily WAP, which serves buildings with five or more units and is funded through the Bipartisan Infrastructure Law, now known as the Infrastructure Investment and Jobs Act (IIJA). The state’s annual WAP formula allocation for the single-family program averages approximately \$4 million, supporting weatherization services for 200–250 units each year. The newly launched Multifamily WAP is supported by roughly \$46 million in WAP-IIJA funding over a five-year period and is expected to serve approximately 3,500 units by June 30, 2029.

Figure 8: Major Categories of Program Expenditure



The program completed its three-year cycle, which ran from July 1, 2022, through September 30, 2025. During this period, approximately \$7.2 million of the \$12.5 million allocation was spent to assist low-income persons, minimize energy-related costs, and improve the comfort and safety in their homes. Of these funds, \$4.6 million was spent directly on the weatherization of homes, including measures to remove barriers to weatherization using Health and Safety and the Weatherization Readiness Funds (WRF). Overall, fund utilization for the three-year cycle was approximately 57%, and in the final year, the program achieved 85% utilization, reflecting increased efficiency and greater reach to households in need.

Figure 9: Fund Utilization



A total of 427 units were weatherized, with the majority (424 units) being single-family owner-occupied units. However, in the last year of the Program Cycle, two (2) 2-4-unit homes and one (1) mobile home were also weatherized, reflecting a slow but increasing, and intentional, diversification of home types weatherized by the program in the State.

Figure 10: Number of Units weatherized and that utilized WRF



Throughout this cycle, 148 units also used Weatherization Readiness Funds (WRF). This funding source allows CT WAP to address necessary repairs, such as health and safety issues and structural repairs, that may be barriers to weatherization and lead to a unit being deferred from the Program.

During the past program cycle, CT WAP served several people from priority groups, including 318 elders, 135 people with disabilities, 186 children, and 13 high-energy individuals.

Figure 11: Number of individuals in various priority groups served by WAP



CT WAP is working to continuously seek opportunities to maximize resources and better serve income-eligible households. Specifically, the Department is working with utility partners to ensure that WAP clients can fully benefit from existing ratepayer-funded programs, such as the HES-IE program. Since households are often eligible for both programs, this collaboration ensures that households can be assisted by both WAP and HES-IE funds and receive a more comprehensive list of home energy improvements. The operators of both programs share the common goal of providing the best service possible to eligible households across the State. By increasing coordination, households may now benefit from the upgrades that both programs offer. For example, a household may receive a heat pump through HES-IE while WAP pays to remediate a health and safety issue present in the home. The operators of CT WAP are continuing to explore how to increase coordination with other related programs across the State to maximize the support we can offer to income-eligible households.

Currently, intake for WAP is administered through the Connecticut Energy Assistance Program (CEAP), which is administered by the Connecticut Department of Social Services (DSS) with applications available between September and May. Income-eligible individuals that apply for CEAP are also offered WAP services provided their home has not been previously weatherized by

the program. In program year 2025, DEEP intends to launch a self-intake application for WAP, which will provide an additional pathway for individuals to apply directly and on a rolling basis throughout the year. DEEP will continue to partner with DSS to refine and enhance the tool to support effective program intake.

Multifamily (5+ Unit) WAP

In addition to the annual formula award of approximately \$4 million per year for the single-family program, Connecticut received \$46 million in Weatherization Assistance Program (WAP) funding through the Bipartisan Infrastructure Law, now known as the Infrastructure Investment and Jobs Act. To date, the U.S. Department of Energy has released approximately \$23 million to DEEP, with the remaining funds to be obligated once federal milestones are achieved. DEEP initially chose to use these funds toward launching a multifamily (5+ Units) WAP program, an important strategy for reducing energy burdens among low-income renters who often face high utility costs and have limited ability to influence their building's efficiency.

Like the single-family WAP, the multifamily program selected a nonprofit service provider, the International Center for Appropriate and Sustainable Technology (ICAST) through a RFP process, which was completed in 2023. A contract with the selected service provider, ICAST, was executed in January 2024. However, due to findings that the service provider was non-compliant with programmatic requirements and guidelines, the agreement between DEEP and ICAST was terminated in September 2025. Following the termination, DEEP coordinated with DOE to obtain approval for an expanded scope that would include both multifamily properties (5+ Units) and small multifamily properties (2-4 Units). DEEP is now preparing a new RFP to identify implementers. Services under the expanded program are expected to begin in 2026.

Increased Coordination Between Single-Family WAP and C&LM Low-Income Program

As previously mentioned, there are two programs in Connecticut that provide weatherization services to 1-4-unit low-income households: the single-family WAP administered by DEEP and the HES-IE program administered by the Conservation and Load Management (C&LM) utilities. Both programs primarily provide insulation and air sealing services, but they also provide slightly different supplemental measures such as heating system cleaning, tuning, and testing; water heater upgrades; advanced duct sealing; and Home Energy Scores, depending on which program provides services to the home. Therefore, by combining funding from both programs, low-income 1–4-unit households can benefit from receiving more comprehensive supplemental measures.

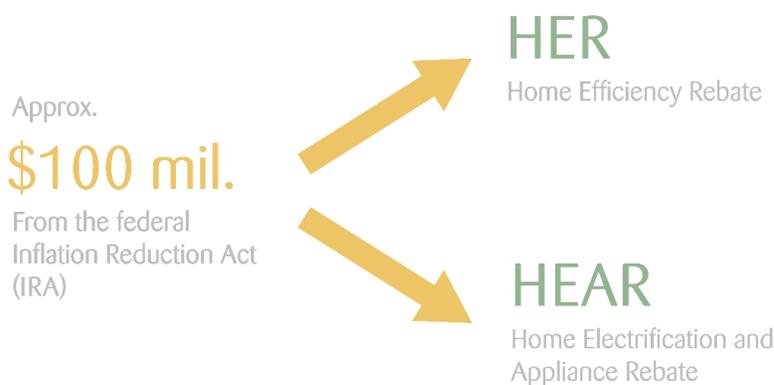
Starting in the first quarter of 2023, DEEP began meeting with the C&LM utilities and the Energy Efficiency Board consultants to develop a draft written process for more consistent cost-sharing for WAP and HES-IE jobs. The proposed cost-sharing process for 1-4-unit WAP and HES-IE was posted for public comment on December 7, 2023 ([12.7.23 Notice of Req. for Written Comments\(WAP HES-IE Single-Family Program Cost Sharing Proposal\).pdf](#)). Based on the public comments received, DEEP modified the cost-sharing approach and published the finalized plans on May 19, 2025 ([WAP and HES-IE - Finalized SOW for Service Providers.pdf](#)).

In parallel, DEEP has also begun discussions with the C&LM utility administrators and the Energy Efficiency Board consultants to draft a proposed cost-sharing process for multifamily WAP and the C&LM Multifamily Initiative. A draft of this proposal was posted for public comment on February 19, 2025 ([DRAFT WAP BIL and Multifamily Initiative Proposed SOW for Service Providers.pdf](#)). Based on the feedback received, DEEP published the finalized plan on May 19, 2025 ([WAP and Multifamily Initiative - Finalized SOW for Service Providers.pdf](#)).

Inflation Reduction Act Home Energy Rebate Programs

In August 2022, the federal Inflation Reduction Act (IRA) was signed into law, allocating billions of dollars to clean energy nationwide. As part of the IRA, approximately \$100 million in formula funding was allocated to Connecticut to support two separate residential home energy rebate programs: one focused on deploying energy efficiency measures (Home Efficiency Rebate (HER) Program) and another focused on deploying all-electric appliances (Home Electrification and Appliance Rebate (HEAR) Program).

Figure 12: HER and HEAR Funding



To optimize administrative efficiency, DEEP determined the best approach was to run the IRA rebate programs through existing energy efficiency programs, such as HES-IE, HES, and the Multifamily Initiative, administered by Eversource and Avangrid, the major electric distribution companies (EDCs). Therefore, Eversource and Avangrid would also administer HER and HEAR. In late June 2024, DEEP began working with the EDCs to finalize the HEAR and HER applications. To ensure reach to customers in municipal electric territories, DEEP allocated 5% of HER and HEAR funding, with implementation plans to be informed by a future public process.

The HEAR application was submitted on July 19, 2024, and after three review rounds with DOE, received programmatic approval on October 18, 2024. This program will target low-income households (<80% Area Median Income (AMI)) in both single-family and multifamily buildings through HES-IE, HES, and the Multifamily Initiative. It will provide rebates for all allowable upgrades (heat pumps, heat pump hot water heaters, electric stoves and ranges, heat pump clothes dryers, electric panels and wiring, and insulation, air sealing, and ventilation).

The HER application, submitted on September 18, 2024, also underwent three rounds of reviews with DOE and was programmatically approved on November 1, 2024. It will focus on low-income multifamily buildings (at least 50% of units under 80% AMI) through the Multifamily Initiative, offering rebates based on modeled energy savings from home upgrades.

DEEP received the HEAR award on December 17, 2024, and the HER award on January 13, 2025, fully obligating the total funding for both awards. DEEP and its implementors are not allowed to launch the programs nor provide rebates until DEEP has authorization from DOE. On April 30, 2025, DEEP submitted its HEAR Implementation Blueprints to DOE, which provide additional programmatic details. After three rounds of review with DOE, DOE staff accepted DEEP's HEAR Implementation Blueprints in July 2025 and have sent them to DOE leadership for final review and approval. DEEP is now waiting for DOE authorization to launch HEAR. DEEP and its implementors are ready to launch HEAR upon DOE authorization. DEEP is working on submitting the HER Implementation Blueprints to DOE in early 2026.

Developing an Online Incentive Tool

As the number of state and federal energy and internet connectivity programs continues to grow, DEEP has heard from stakeholders how difficult it is to find and stack together the variety of available incentives. Information on and access to these incentives is distributed in largely uncoordinated fashion by various agencies using a variety of vehicles, making it challenging for the public to locate, assess, and take advantage of these offerings. For example, a household seeking to install insulation could potentially benefit from a state-funded C&LM incentive, a federal HER rebate (not yet available), a federal tax credit, and/or low-cost financing. Similarly, there is a large variety of incentives, including rebates, tax credits, and financing options for energy upgrades like solar, battery storage, and electric vehicles.

Therefore, to help improve the experience of Connecticut residents, building owners, developers, and other stakeholders, DEEP is working to develop an online incentive tool. The purpose of this tool is to provide a customer-centric, one-stop-shop, online access point for information on financial incentives available through state, federal, and municipal programs that support physical asset improvements in Connecticut.

A Request for Proposals (RFP) for the Clean Energy, Sustainability, and Connectivity Incentives Tool was released on April 25, 2025, and proposals were due by July 11, 2025. DEEP is currently working to secure a contract with a vendor for development of the Incentives Tool and anticipates the Tool to be available in early 2027.

Residential Renewable Energy Solutions (RRES) Multifamily Working Group

The Residential Renewable Energy Solutions (RRES) program is a statewide program that provides renewable energy tariffs to compensate residential solar owners for the power their systems produce and provide to the local electric grid. The RRES program allows affordable multifamily buildings to qualify for increased solar tariffs as a way to incentivize solar on low-

income multifamily buildings. DEEP leads the Multifamily Housing Working Group (MFHWG), which submits recommendations to PURA regarding program improvements, modifications, or updates for the affordable multifamily portion of RRES. The MFHWG is comprised of varied groups such as Connecticut Housing Finance Authority, Connecticut Department of Housing, Connecticut Green Bank, Eversource, Avangrid, low-income housing and tenant advocacy groups, developers, and others. The WG meets weekly to monthly, depending on the workload, to discuss upcoming PURA submissions, low-level questions on program implementation, and suggestions on improving the program.

The MFHWG started in 2022 and has since helped develop pathways for both individually metered and master metered affordable multifamily buildings to qualify for RRES. Individually metered buildings, where tenants pay their own electric bills to Eversource or United Illuminating, must share at least 20% of the solar tariff with residents through on-bill credits. Master metered buildings, where electric costs are included in rent, must make an upfront building improvement or commit to an ongoing service, and the value of either option must be at least 20% of the net present value of the solar system. Building upgrades or ongoing services could include energy efficiency measures, energy storage, broadband internet access, barrier remediation, EV charging, greenspace and community amenities, security enhancements, and more. These two pathways encourage developers to install solar on affordable multifamily buildings, while also requiring them to share the benefits of solar with tenants.

To date, seven projects have come online for a total of 508 units. Two of the projects are master metered (190 units) and five are individually metered (318 units), all through Eversource. The online master metered projects have chosen broadband internet access and energy efficiency measures as a benefit for the tenants. Eversource has an additional 23 projects in their pipeline, comprised of six master metered and 17 individually metered buildings, for a total of 2,064 units. United Illuminating does not have any projects online yet, but has three in the pipeline, comprised of two individually metered projects and one master metered project, for a total of 104 units.

Stakeholder Engagement

Stakeholder engagement is critical to DEEP's work and is an ongoing part of its programs' development. DEEP engaged key affordable housing stakeholders to regularly share its developments and solicit their feedback on state plans and program design, including: the Energy Efficiency Board and the C&LM Contractor Technical Advisory Council, the Connecticut Department of Housing and Urban Development (HUD), the Connecticut Department of Housing (DOH), the Connecticut Housing Finance Authority (CHFA), the Connecticut Green Bank, and the Low-Income Energy Water Advisory Board (LIEWAB), among others.

The REPS program team presented to the Contractor Technical Advisory Committee (CTAC) and the Residential Energy Efficiency Board (EEB), providing program data updates on items such as units served, customer journey timelines, barriers identified, and average costs to remediate each barrier type. Presentations and reports provided to the Residential EEB can be found on the [Energize CT Residential EEB webpage](#) under Meeting Materials.

Public presentations to stakeholders, including but not limited to attendees of the 2025 Convention and Exhibition of the Connecticut Chapter of the National Association of Housing and Redevelopment Officials, Connecticut’s Affordable Housing Conference 2025, and the Building Performance Association 2025 New England Home Performance Conference and Trade Show, also helped to increase awareness of available state and federal affordable housing programs.

In June 2025, DEEP in collaboration with Emerald City Collaborative hosted three Affordable Multifamily Roundtable sessions to discuss the challenges and opportunities for decarbonization in Connecticut. Over the course of the three listening sessions, DEEP presented information about state programs that support the deployment of energy efficiency, renewable energy, and decarbonization measures across new construction and existing multifamily buildings. The stakeholders that attended the roundtables included developers, lenders, technical experts, contractors, and advocates. The sessions included over 12 guest speakers, 14 breakout discussions, and over 120 participants. Some key takeaways included:

- **High upfront costs are a universal barrier across all groups** – it is the primary deterrent to pursuing decarbonization strategies, especially in affordable housing.
- **Misaligned funding timelines** across federal, state, and utility programs create planning and cash flow management challenges.
- **Program complexity and a lack of coordination** leads to confusion and lost opportunities for owners and occupants.
- Participants emphasized the need for **early-stage support**, including technical assistance and pre-development funding.
- **Split incentives** between owners and tenants **discourage investment in decarbonization**.
- **Technical guidance is often unclear or inaccessible**, leading to hesitation and inaction.
- **Contractor shortages and workforce gaps** limit the scalability of decarbonization technologies.
- **Tenants lack awareness and agency** to advocate for or understand energy upgrades and incentives.

To begin addressing some of the topics from the MF roundtable sessions, in August 2024 DEEP convened a working group consisting of the Connecticut Department of Housing (DOH), Connecticut Housing Finance Authority (CHFA), and Connecticut Green Bank. This working group has been meeting monthly to continue discussing how to address the challenges and opportunities presented at the roundtables. DOH and CHFA have distributed a [flyer](#) to their email contact lists that describes the available state energy and broadband programs for affordable multifamily. The working group has also discussed how best to inform and educate developers to make sure they’re able to take advantage of these programs and how the working group agencies can better align their programs to streamline access. The working group plans to continue meeting monthly for the considerable future.

CONCLUSION

Programs overseen by DEEP's Office of Affordable Housing Energy Retrofits were very successful in 2025 and continue to show value to low-income residents in meeting Connecticut's health, affordability, and environmental goals.

Homes with in-progress or approved remediation work will be served under a contract with a new provider in 2026. Additional barrier remediation work is planned through the upcoming Affordable Multifamily Energy Retrofit Revolving Loan and Grant Fund, along with energy efficiency improvements to affordable multifamily buildings.

The additional ARPA funding used through C&LM was also fully expended in 2025, helping to serve income-eligible multifamily residents with mainly weatherization services.

DEEP completed extensive progress on the federally funded Home Energy Rebate Programs HER and HEAR. The HEAR program is ready to be launched, pending final authorization from DOE. HER is expected to launch several months after the launch of HEAR.

The online incentive tool continues its strong development and goal of helping streamline and increase accessibility to program and incentive options in Connecticut. With the development of new programs and the continuation of ongoing successful programs, 2026 is on track to be another productive year for DEEP.